

118.0

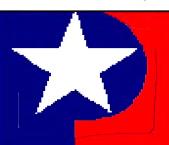
0005

0006.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
637,600 / 637,600  
637,600 / 637,600  
637,600 / 637,600
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
290		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MA LONG	
Owner 2: REN HONG	
Owner 3:	

Street 1: 87 ARLINGTON STREET
Street 2:

Twn/City: BRIGHTON
St/Prov: MA
Postal: 02135

PREVIOUS OWNER
Owner 1: SWINAMER STEWART A JR-ETAL -
Owner 2: SWINAMER RUTH H -
Street 1: 290 FOREST ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 4,906 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 1275 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		4906		Sq. Ft.	Site

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										76474
										GIS Ref
										GIS Ref
										Insp Date
										09/11/18

## PREVIOUS ASSESSMENT

Parcel ID 118.0-0005-0006.A										PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT
2020	101	FV	240,600	0	4,906.	397,000	637,600	637,600	Year End Roll	12/18/2019	Date
2019	101	FV	196,800	0	4,906.	402,700	599,500	599,500	Year End Roll	1/3/2019	Time
2018	101	FV	197,500	0	4,906.	300,600	498,100	498,100	Year End Roll	12/20/2017	
2017	101	FV	197,500	0	4,906.	272,200	469,700	469,700	Year End Roll	1/3/2017	
2016	101	FV	197,500	0	4,906.	260,900	458,400	458,400	Year End	1/4/2016	
2015	101	FV	189,800	0	4,906.	221,200	411,000	411,000	Year End Roll	12/11/2014	
2014	101	FV	189,800	0	4,906.	209,900	399,700	399,700	Year End Roll	12/16/2013	
2013	101	FV	189,800	0	4,906.	199,600	389,400	389,400		12/13/2012	

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
SWINAMER STEWAR	40656-191		8/27/2003		340,000	No	No					
	12650-625		6/18/1974		37,300	No	No	N				

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/13/1998	716	Manual	2,250					REROOF	9/11/2018	Inspected	PH	Patrick H
									8/31/2018	MEAS&NOTICE	BS	Barbara S
									4/2/2009			
									12/15/2008	Meas/Inspect	372	PATRIOT
									2/15/2004	MLS	HC	Helen Chinal
									4/12/2000	Inspected	264	PATRIOT
									2/15/2000	Measured	264	PATRIOT
									9/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 05 - Garrison				Full Bath: 1	Rating: Average			SINK IN BSMT.											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating: Fair														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units: 1											
Color: YELLOW				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1950	Eff Yr Blt:			Location: 1															
Alt LUC:	Alt %:			Total Units: 1															
Jurisdict:	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Functional: 1				Interior:		1	6	3							
Sec Int Wall: 1	%			Economic: 1				Additions:											
Partition: T - Typical				Special: 1				Kitchen:											
Prim Floors: 3 - Hardwood				Override: 1				Baths:											
Sec Floors: 5 - Lino/Vinyl	10 %			Total: 31 %				Plumbing:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:											
Subfloor: 1				Basic \$ / SQ: 135.00				Heating:											
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:											
Electric: 3 - Typical				Const Adj.: 0.99693000				Totals:	1	6	3								
Insulation: 2 - Typical				Adj \$ / SQ: 181.690															
Int vs Ext: S				Other Features: 77248															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod: 1															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 348725															
% Com Wall	% Sprinkled:			Depreciation: 108105				Juris. Factor: 0		Before Depr: 181.69									
				Depreciated Total: 240620				Special Features: 0		Val/Su Net: 119.58									
								Final Total: 240600		Val/Su SzAd: 188.71									
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	<b>PARCEL ID</b> 118.0-0005-0006.A				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	16X8	A	AV	1985		0.00	T	27.2	101							
More: N	Total Yard Items:					Total Special Features:								Total:					